

SIMPSON CIRCUIT COURT  
DIVISION I

CIVIL ACTION NO. 19-CI-00398

CITY OF FRANKLIN, KENTUCKY

PLAINTIFF

vs.

NOTICE OF SALE

MICHAEL LOWHORN and wife, GENEVA LOWHORN;  
BRENDA JOAN ANDERSON;  
SANDRA HENSON and husband, LARRY HENSON;  
WADE LOWHORN;  
Unknown Spouse of WADE LOWHORN;  
SONYA BURCHETT;  
MANDY BYRD;  
Unknown Spouse of MANDY BYRD;  
RACHEL MAY;  
Unknown Spouse of RACHEL MAY;  
PAUL BURCHETT;  
Unknown Spouse of PAUL BURCHETT;  
Unknown Heirs of CAROLYN LOWHORN ANDERSON;  
and Unknown Spouses of Heirs of  
CAROLYN LOWHORN ANDERSON

DEFENDANTS

Pursuant to a Judgment and Order of Sale dated October 2, 2020, of record in Simpson Circuit Court Civil Action No. 19-CI-00398, City of Franklin, Kentucky, plaintiff, versus, Michael Lowhorn and wife, Geneva Lowhorn; Brenda Joan Anderson; Sandra Henson and husband, Larry Henson; Wade Lowhorn; Unknown Spouse of Wade Lowhorn; Sonya Burchett; Mandy Byrd; Unknown Spouse of Mandy Byrd; Rachel May; Unknown Spouse of Rachel May; Paul Burchett; Unknown Spouse of Paul Burchett; Unknown Heirs of Carolyn Lowhorn Anderson; and Unknown Spouses of Heirs of Carolyn Lowhorn Anderson, defendants, I shall sell to the highest bidder at public auction on Friday, October 23, 2020, at the hour of 2:00 p.m., at the Simpson County Justice Center, 101 Court Street, Franklin, Kentucky, the following-described property (**consisting of a vacant lot**) having as its mailing address 401 South Railroad Street, Franklin, Simpson County Kentucky 42134, to-wit:

Certain real property situated in Franklin, Simpson County, Kentucky, on the East side of Railroad Street bounded and described as follows:

Beginning at a stone in the south edge of an alley or narrow street which runs between J. H. Covington's lot and the lot herein conveyed and 33 feet from the center of the L & N Railroad, and running thence southwardly 90 feet to a stone, corner to Hunt lot (now the Biggs lot); thence east with the Hunt lot (now Biggs lot) or line 171 feet; thence N running through the center of the wall 96 feet to an alley or street; thence with said alley or street 171 feet to the beginning.

The up-to-date boundaries of said tract are as follows:

Bounded on the east by the property of Joseph Williams; bounded on the south by property this day conveyed to Roger Allen Simmons; bounded on the west by Railroad Street; bounded on the north by Morris Street.

Being the same property conveyed to James H. Lowhorn and wife, Marjorie Dorris Lowhorn, as joint tenants with right of survivorship, by Carolyn Lowhorn Anderson and her husband, Larry Anderson, by deed dated September 7, 1979, of record in Deed Book 132, Page 269, Office of the Simpson County Clerk. The said James H. Lowhorn died on November 6, 1983, and left the said Marjorie Dorris Lowhorn surviving him. The said Marjorie Dorris Lowhorn died on March 11, 2016, a resident of Simpson County, Kentucky. No affidavit of descent with respect to Marjorie Dorris Lowhorn has been filed of record, and no will has been probated in Simpson County, Kentucky. According to pleadings filed in Simpson Circuit Court Civil Action No. 19-CI-00398, the said Marjorie Dorris Lowhorn's issue were four living children, namely Brenda Joan Anderson, Michael Lowhorn, Sandra Henson, and Wade Lowhorn, and the issue (if any) of her three deceased children, Gary Lowhorn, Carolyn Anderson, and Sherry Burchett. Pleadings in the above-referred to action set forth that Gary Lowhorn predeceased the said Marjorie Davis Lowhorn leaving no issue surviving him. The said Sherry Burchett died on May 26, 2009, and pleadings in the aforementioned action indicate that she was survived by four children, Sonya Burchett, Mandy Byrd, Rachel May, and Paul Burchett. The heirs of Carolyn Anderson are unknown.

The property valuation administrator's map number for the subject property is as follows: 014-00-12-001.00.

NOTE: Sold free and clear of any and all judgment liens of the parties listed herein.

NOTE FURTHER: The property is sold subject to the following:

1. Easements, restrictions, and covenants of record;
2. Any state of facts that constitute an objection to title that might be disclosed by an accurate survey;
3. Lien of 2020 City and State and County taxes, not yet due and payable.

Said property shall be sold for the purpose of collecting the following judgment debt: An in rem judgment in favor of the plaintiff, in the amount of \$33,713.02, with interest from and after August 31, 2020, at the rate of 6% per annum, plus attorney fees in the amount of \$2,800.00, and costs in the amount of \$2,568.38.

TERMS OF SALE:

1. The purchaser will be required to pay ten percent (10%) down on date of sale, with the balance to be secured by a bond with good surety, which bond will bear interest from the date of sale at the rate of 6% per annum. Any surety must be approved by the Master Commissioner. ALL

PROSPECTIVE PURCHASERS SHOULD PLAN ON HAVING THE PERSON OR ENTITY WHO WILL ACT AS SURETY TO BE IN ATTENDANCE AT THE SALE. The balance of the sale price will be due within thirty (30) days from the date of sale.

2. Risk of loss shall pass to the purchaser at the close of the auction.
3. Possession of the subject property shall be given on delivery of the deed. The 2020 property taxes shall be paid by the purchaser.
4. This sale is subject to confirmation by the Simpson Circuit Court.
5. All announcements made on day of sale will take precedence over previous advertising.

**SPECIAL NOTICE CONCERNING COVID-19 RULES:  
HEALTH AND SAFETY MEASURES MANDATED BY THE KENTUCKY SUPREME  
COURT WILL REQUIRE ALL PERSONS AT MASTER COMMISSIONER SALES TO  
OBSERVE SOCIAL DISTANCING, AND THE USE OF FACIAL COVERINGS OVER THE  
NOSE AND MOUTH WILL BE REQUIRED AT MASTER COMMISSIONER SALES.**

This 2 day of October, 2020.

  
ROBERT YOUNG LINK  
Master Commissioner  
P. O. Box 474  
Franklin, KY 42135  
270-586-3283

#### CERTIFICATE OF SERVICE

A true copy of the foregoing was on this date mailed to the following:

W. Scott Crabtree, Esq.  
P. O. Box 615  
Franklin, KY 42135-0615  
*Attorney for plaintiff*

Sam Phillips, Esq.  
303 North College Street  
Franklin, KY 42134  
*Attorney for Simpson County, Kentucky*

Michael Lowhorn  
2089 Sulphur Springs Church Road  
Franklin, KY 42134

Geneva Lowhorn  
2089 Sulphur Springs Church Road  
Franklin, KY 42134

Brenda J. Anderson  
609 Lamb Drive  
Franklin, K 42134

Sandra Henson  
519 Clearview Street  
Franklin, KY 42134

Larry Henson  
519 Clearview Street  
Franklin, KY 42134

Wade Lowhorn  
114 Creekside Drive, Apt. D  
Franklin, KY 42134

Unknown Spouse of Wade Lowhorn  
114 Creekside Drive, Apt. D  
Franklin, KY 42134

Sonya Burchett  
704 Tylor Street  
Franklin, KY 42134

Mandy Byrd  
825 Mark Street  
Franklin, KY 42134

Unknown Spouse of Mandy Byrd  
825 Mark Street  
Franklin, KY 42134

Rachel May  
82 North Oliver Road  
Franklin, KY 42134

Unknown Spouse of Rachel May  
82 North Oliver Road  
Franklin, KY 42134

Paul Burchett  
764 Brandy Circle, Apt. B  
Bowling Green, KY 42104

Unknown Spouse of Paul Burchett  
764 Brandy Circle, Apt. B  
Bowling Green, KY 42104

This October 2, 2020.

  
\_\_\_\_\_  
ROBERT YOUNGLINK  
Master Commissioner  
Simpson Circuit Court